

Grantee's Address 102 Matt's Lake Road, Greer, S.C. 29651

TITLE TO REAL ESTATE, Offices of EDDIE R. HARBIN, Attorney at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that SANDRA B. (WOOD) ELLIOTT

in consideration of Thirty-Two Thousand and 00/100 (\$32,000.00) Dollars,

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s), the receipt of which is hereby acknowledged, have granted, bargained, sold and released, by these presents do grant, bargain, sell and release unto DON ROLAND BOITER, his

heirs and assigns, forever:

ALL that certain piece, parcel, or lot of land with improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, Chick Springs Township, about one mile southward from the City of Greer, near Pleasant Grove Church, on the South side of Matt's Lake Road, being a portion of a lot of the J. A. Wood property, plat recorded in Plat Book "BB", Page 120, R.M.C. Office of Greenville County, South Carolina, and being further identified as Lot No. 1 on a plat of the property of Bobby R. Satterfield by John A. Simmons, Registered Surveyor, dated November 20, 1964, and having the following courses and distances, to-wit: BEGINNING at an iron pin on the South side of Matt's Lake Road, corner of the Breazeale lot, and running thence along the Breazeale line, S. 09-16 W. 193.1 feet to an iron pin; thence N. 80-52 W. 71.9 feet to an iron pin, corner of Lot No. 2, N. 04-56 E. 189.85 feet to an iron pin on the South side of said road; thence along said road, S. 83-22 E. 86.35 feet to the beginning corner.

THIS conveyance is made subject to any and all restrictions, setback lines, zoning ordinances, utility easements and rights-of-way, if any, as may appear of record, on the recorded plats, or on the premises.

DERIVATION: This being the same property conveyed to the Grantor and James A. Wood, Jr., deceased, by Deed of Charles E. Tinsley, dated January 13, 1972 and recorded January 20, 1972 in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 934, Pages 227 and 228; that the said James A. Wood, Jr. died Testate on Feb. 27, 1976, leaving as his only devisee the Grantor herein according to his Will probated in the office of the Judge of Probate in Apartment 1415, at File 28.

11(286) 532-1-5

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining, to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee(s)'s heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(s)'s heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee(s)'s heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s) hand(s) and seal(s) this 9th day of

Feb. 19 84

SIGNED, sealed and delivered in the presence of:

Eddie R. Harbin
Eddie R. Harbin (SEAL)

Sandra B. Wood Elliott (SEAL)
Sandra B. (Wood) Elliott, (SEAL)
individually and as Executrix of the (SEAL)
Estate of James A. Wood, Jr. (SEAL)

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor's(s) act and deed deliver the within deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 9th day of Feb. 19 84

Eddie R. Harbin (SEAL)
Notary Public for South Carolina
My commission expires 7/18/87

J. L. Martin

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

RENUNCIATION OF DOWER

Not Necessary
Woman Grantor

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, ever, renounce, release and forever relinquish unto the grantor(s) the right of dower in the above described premises.

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31801

RECORDED
FEB 10 1984

GREENVILLE COUNTY
103454
SOUTH CAROLINA COUNTY DOCUMENTARY TAX
★ FEB 10 '84
PB. 19811
35.20

M., No.

RECORDED FEB 10 1984 at 1:12 P.M. 21705

1010

4328-RV-2